

OUTSIDE

To the front is a driveway providing off street parking, and a front garden consisting of lawn with mature planting. To the rear is a garden laid out mainly in grass with pathway leading to block built shed. To the left gated side entrance.

SERVICES

- Gas fired central heating
- Double-glazed windows throughout
- Side access to the rear garden
- Off street parking to the front

BER DETAILS

BER: F

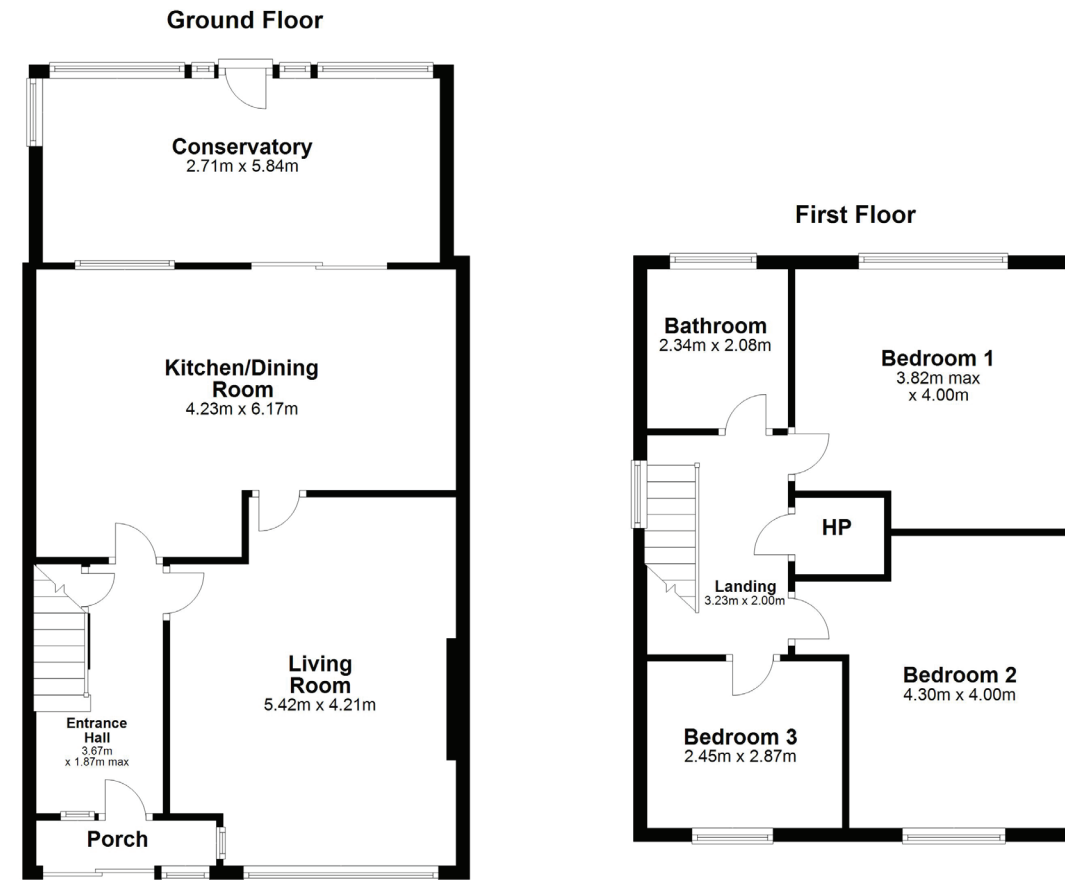
BER No.: 112886049

Energy Performance Indicator: 414.72 kWh/m2/yr



FLOOR PLANS

For identification purposes only. Not to scale.



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16 WHITETHORN GROVE, ARTANE, DUBLIN 5

LOVELY 3 BED SEMI-DETACHED FAMILY HOME

BER F

**REA
GRIMES**

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**REA
GRIMES**

FOR SALE BY PRIVATE TREATY

16 Whitethorn Grove, Artane, Dublin 5

SPECIAL FEATURES

- Lovely 3 bed semi-detached family home • Approx. 120.8 sq m / 1,300 sq ft • Quiet and established area • 1 minute walk to 14 bus route to the City Centre • Walking distance to Beaumont Hospital & Artane Castle Shopping Centre • Walking distance to a number of local primary and secondary schools
- Convenient and sought-after location, close proximity to no. 14 bus route to city centre • Approx. 10 mins drive to M1 / 15 mins to M50 and Dublin Airport • Side access to the rear garden • Off street parking to the front

DESCRIPTION

REA Grimes are thrilled to present 16 Whitethorn Grove to the market, a bright and welcoming 3 bed semi-detached family home in this sought-after area. This lovely property was built in the mid 1970's and is sure to appeal to a discerning purchaser looking to find a delightful family home. The location is second to none and all amenities a family could want are nearby.

The bright accommodation extends to approx. 120.8 sq m / 1,300 sq ft and comprises in brief of an entrance hall, living room, large kitchen / diner and conservatory downstairs. While upstairs there are 3 bedrooms - 2 double bedrooms and a single as well as a family bathroom.

The property further benefits from off street parking to the front, and a rear garden with side access. The rear garden houses a shed and is laid out mainly in lawn and has the privacy of not being overlooked.

Situated in this fantastic location, ideally located just off Kilmore Road / Skellys Lane. Rockfield Park is a large green park which is home to tennis clubs and Artane Beaumont Football Club and is located a stone's throw from the house. Artane Castle Shopping Centre and Buttery Business Park provide an abundance of local shops and cafes. The property is also within walking distance of Beaumont Hospital. There is an excellent choice of both primary and secondary schools in the vicinity. The area is well serviced by excellent transport links to the City Centre with the no. 14 bus route approx. 1-minute walk from the house. The quality bus corridor on the Malahide Road is approx. 12 mins walk whilst the M50 / M1 and Dublin Airport are also within a short drive.



ACCOMMODATION

Entrance Hall:

A double-glazed storm porch leads to the bright and welcoming entrance hall, which has solid wood flooring and under stair storage which houses the boiler

Living Room:

Bright generously proportioned room overlooking the front garden, complete with solid wooden flooring and gas fire with granite surround and hearth. This room has a very large picture window allowing natural light to flood the room

Kitchen / Diner:

This room spans the width of the house and provides ample space for both cooking and dining. Complete with solid wood flooring, built in wooden kitchen units at eye and counter level, gas hob, electric oven, integrated fridge freezer and dishwasher

Conservatory:

Very bright glass roofed conservatory with painted wood floor

Bedroom 1:

Large double bedroom overlooking the front garden, complete with built in wardrobes

Bedroom 2:

Large bright double bedroom overlooking the rear garden, with built in wardrobes

Bedroom 3:

Single bedroom overlooking the front garden, with laminate wood flooring and large bright window

Family Bathroom:

Fully tiled bathroom with W.C., wash hand basin, and bath with electric shower

